

Fire Sprinklers: Ordinance 2010-19

Chapter 9 Fire Sprinklers systems in the Building/Fire Code portion of the California Building Standards Code shall read as follows:

Section 902.1 LIFE SAFETY SPRINKLER SYSTEM shall meet National Fire Protection Association Standards 13-D and 13-R latest edition, and City of Encinitas installation policies as appropriate.

Section 903.2 Where required. Approved automatic sprinkler system in new building and structures shall be provided in the locations described in sections 903.2.1 through 903.2.2, and may be required in additions and remodels of existing structures as described in section 903.2.1.1 and 903.2.1.2.

Section 903.2.1 Group R. An automatic sprinkler system installed in accordance with section 903.3 shall be provided throughout all buildings with a Group R fire area. This includes single family dwellings, multi-family dwellings and all residential care facilities regardless of occupant load.

Section 903.2.1.1. Additions. An automatic sprinkler system installed in accordance with 903.3 may be required to be installed throughout structures when the addition is more than 50% of the existing building or when the altered building will exceed a fire flow of 1,500 gallons per minute as calculated per section 507.3. The fire code official may require an automatic sprinkler system be installed in buildings where no water main exists to provide the required fire flow or where a special hazard exists such as: poor access roads, grade, bluffs and canyon rims, hazardous brush and response times greater than 5 minutes by a fire department.

Section 903.2.1.2. Remodels or reconstruction. An automatic sprinkler system installed in accordance with section 903.3 may be required if the scope of work includes significant modification to the interior of roof of the building, and the cost of the installation does not exceed 15 percent of the construction costs of the remodel.

Section 903.2.2. Commercial and Group U. An automatic sprinkler system installed in accordance with section 903.3 shall be required in buildings and structures where the required fire flow exceeds 1,500 gallons per minute as calculated by section 507.3., or when the square footage of a new commercial building exceeds 5,000 square feet. The fire code official may also require an automatic sprinkler system to be installed in buildings where no water main exists to provide the required fire flow or where a special hazard exists such as: poor access roads, grade, bluffs and canyon rims, hazardous brush.

Section 903.2.3. Exception: Agricultural buildings constructed of wood or metal frame, over which fabric or similar material is stretched, which are specifically used as green houses are exempt from the automatic sprinkler requirements unless physically connected to other structures.

Section 903.3. Standpipes. A Class I standpipe with 2.5 inch hose valves shall be provided for all commercial buildings three levels or more in height, regardless of occupancy type. Hose valves shall be located in each stair enclosure and on each floor level, including the roof. For single story buildings or parking structures with large floor areas, class I standpipes may be required.